



Connells

Lark Lane
Old Sarum Salisbury



Property Description

A stylish and well-presented two-bedroom semi-detached home situated in the popular Old Sarum development. Offering bright and modern accommodation throughout, the property features a welcoming entrance hall, spacious kitchen/dining room ideal for everyday living, a convenient cloakroom and a lounge with direct access to the rear garden.

Upstairs are two well-proportioned bedrooms and a contemporary family bathroom.

Outside, the property benefits from a private enclosed south-facing rear garden designed for low-maintenance enjoyment, with a patio area, lawn and useful gated side access. Further advantages include driveway parking for two vehicles and solar panels, helping to improve energy efficiency.

Salisbury offers a wide range of amenities. These include, but are not limited to, supermarkets, high-street shops, twice weekly markets, restaurants, pubs and bars, a theatre, the arts centre, a cinema and renowned state and private schools. These include Bishop Wordsworth, South Wilts Grammar School, Godolphin School, and Leehurst Swan. Salisbury train station offers direct commuter links to London Waterloo, Southampton and the West Country.

Entrance Hall

Stairs to first floor landing, access to kitchen/dining room, lounge and cloakroom.

Kitchen/ Dining Room

Comprising wall and base units with work surfaces over, drainer sink unit with mixer taps, integrated oven, inset hob with hood over, space for washing machine, space for fridge/freezer, front aspect.

Cloakroom

Comprising wash hand basin and WC.

Lounge

Door to rear garden and rear aspect.

First Floor Landing

Access to loft, storage cupboard, door to bathroom, bedroom one and two.

Bedroom One

Storage cupboard, front aspect.

Bedroom Two

Rear aspect.

Bathroom

Comprising panel enclosed bath with mixer taps with shower over and glass screen, pedestal wash hand basin and WC.

Outside

Rear Garden

The enclosed rear garden designed for low-maintenance family living, featuring a generous paved patio ideal for outdoor dining and entertaining, with space for seating and a barbecue. A lawned area complemented by raised planting beds, a garden shed and fenced boundaries. With gated access to the driveway parking, solar panels on the rear roof and outside light.

Driveway

Parking for two cars to the side of the property.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

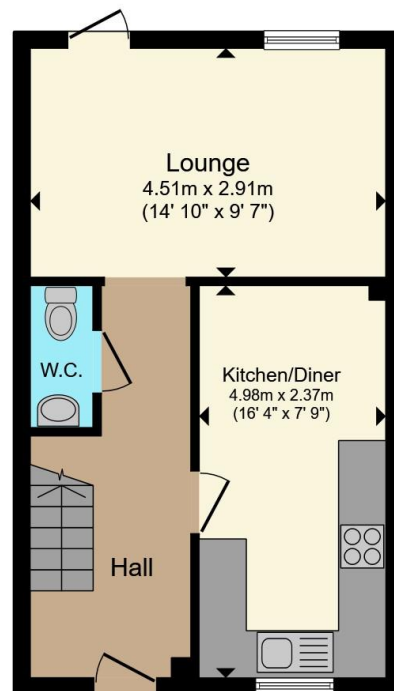
Leasehold Information

Agents note: The current owners own 40% of the property via a shared ownership option with Aster. The property will be sold at 100%. There is also a management charge for the upkeep of the surrounding areas of approximately £20 per annum.

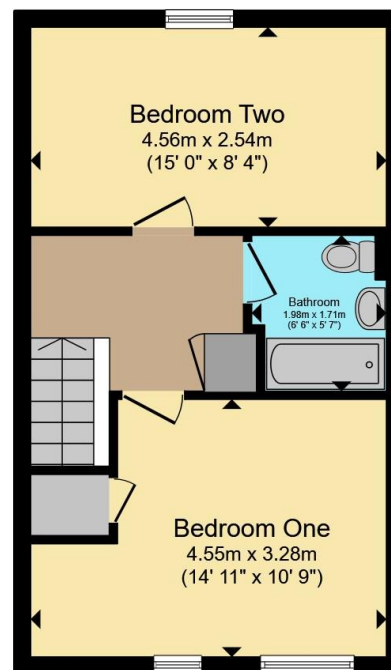








Ground Floor



First Floor

Total floor area 72.1 m² (776 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01722 328 562
E salisbury@connells.co.uk

46-50 Castle Street
 Salisbury SP1 3TS

EPC Rating: B Council Tax
 Band: C

Service Charge: 96.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SAL308618

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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